

PLANNING COMMITTEE	DATE: 13/01/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 2

Application Number: C18/1183/08/LL

Date Registered: 20/08/2019

Application Type: Full - Planning

Community: Penrhyndeudraeth

Ward: Penrhyndeudraeth

Proposal: Application to create a camping site for up to 23 camping vehicles as well as changes to a services building approved under C17/0116/08/LL together with associated landscaping work.

Location: Car Park, Portmeirion, Penrhyndeudraeth, LL48 6ER

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 The application before you is to create a camping site for up to 23 camping vehicles as well as changes to the services building approved under C17/0116/08/LL together with associated landscaping work.
- 1.2 The application site is located on the outskirts of the spectacular village of Portmeirion where an established car park is located. Various uses can be seen nearby including areas to store materials, bins, visitor and staff parking etc. An existing building has been constructed to the side of the application site for biomass use, whilst the landscaping work has been generally maintained within the adjacent area. Planning consent has been granted to erect a maintenance services building nearby under reference C17/0116/08/LL and the application before you entails making changes to this development and to incorporate this as part of the camping site development. There are a number of mature trees within the site and generally in the surrounding area. The site is within a Conservation Area and an area designated as a Special Landscape Area and the Aberglaslyn Area of Outstanding Historic Interest. Part of the site lies within the Portmeirion Historic Park designation.
- 1.3 The proposal involves changing the land use to create a camping site for up to 23 camping vehicles and includes the following:
- Provide slate waste for the floor including the entrance and access track.
 - Provide 23 camping pitches set on pitches treated with a Geocell system and covered with grass.
 - Provide multi-use areas built on the Geocell system around the sections of the services building used by camping site occupants.
 - Demolish the existing timber building and provide toilet and shower facilities, office, storage and reception.
 - Changes to the internal layout and external openings of the services building approved under C17/0116/08/LL. It is intended that the extension will be finished with grey slate coloured corrugated panels on the roof and sections of the wall together with natural patterned sawn timber on the walls.
 - Provide a litter storage area 5m by 4m on the boundary in the form of a wooden fence between the camping area and the rest of the services building.
 - Provide a new formal footpath from the existing car park along the side of the proposed camping site.
 - Provide an underground electricity supply for each camping pitch.
- 1.4 The following documents have been submitted as part of the application:
- Landscape Statement (Version C August 2019)
 - Planning statement (August 2019)
 - An Arboriculture Impact Assessment (August 2019)
 - Heritage Impact Assessment Addendum (August 2019)
 - Initial Ecological Assessment - Bats (August 2019)
 - Heritage Impact Assessment
 - Lighting Scheme
 - Landscaping Scheme
- 1.5 Since registering the application, a series of amended plans have been submitted and the above description of the proposal and the relevant documents reflect the application contents now.

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2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Anglesey and Gwynedd Joint Local Development Plan July 2017.

PS1: The Welsh Language and Culture

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS14 : The Visitor Economy

TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping

TWR 5: Touring caravan, camping and temporary alternative camping accommodation

PS19: Conserving and where appropriate enhancing the natural environment

AMG 2: Special Landscape Area

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

PS 20: Protecting and where appropriate enhancing heritage assets

AT 1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

Supplementary Planning Guidance: Holiday Accommodation

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Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Planning Policy Wales, version 10 2018
 Technical Advice Note 5: Nature Conservation and Planning
 Technical Advice Note 12: Design
 Technical Advice Note 13: Tourism
 Technical Advice Note 20: Planning and the Welsh Language
 Technical Advice Note 23: Economic Developments
 Technical Advice Note 24: The Historic Environment

3. Relevant Planning History:

- 3.1 The Portmeirion site as a whole has a considerable planning history; the following are relevant due to their position which is adjacent to the site of this current application:
- 3.2 Application C15/0040/08/LL - Erect a building for biomass use together with associated track and access - approved 14/07/15
- 3.3 Application C17/0116/08/LL - Full application to erect a new services building to include stores, workshops, laundry room and offices as well as planting a new woodland on adjacent land - approved 22/05/17
- 3.4 C17/0351/08/DA - Application for an insignificant amendment to planning application number C15/0040/08/LL - approved 11/05/17
- 3.5 C17/1193/08/LL - Application for the creation of a camping site for 18 vehicles and the erection of a building for reception, shop and washing facilities - Application withdrawn - 26.02.2019

4. Consultations:

Community/Town Council: Comments 10/01/2019

No objection

Transportation Unit: Comments 04/09/2019

I refer to the above application and confirm that I have no objection to the proposal as it is assumed that it will have no impact on the local adopted roads network.

Natural Resources Wales: Comments 13/09/2019

Reply 13.02.2019 remains valid.

Comments 13.02.2019

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The foul drainage appears to be connected to the existing pump on the current site drainage system. If the sewerage operator, Welsh Water, is satisfied with this arrangement we have no further comments on this matter. The surface water arrangement is also satisfactory.

Comments 04/01/2019

General comments

Welsh Water: Comments 24/09/2019

No observations to offer

Caravans Officer: Comments 18/10/2019

Refer to the amended application received dated 20/08/19.

Health and Safety - We see that hook ups will be placed within the site, their location will need to be considered carefully to ensure that no electricity cable will have to run on the ground surface that will cause Health and Safety risks to members of the public through tripping or falling.

Licensing - In terms of the licence requirements, it appears that the application details are acceptable and there is sufficient measurements between the units as noted on the 5377-18 pitch dimensions plan.

However, with pitches 7 & 8 and 5 & 15, the space between the units appear to be limited, but there is a possibility to relocate units within these pitches.

Consideration must also be given to any possible difficulties for inflexible motor units to park in confined spaces in each corner.

Emergency vehicles - Sufficient width for emergency vehicles has to be ensured in the area between the tree near the site access and the two temporary parking spaces.

This development must comply with the requirements of the following Acts and Standards:

- Caravan Sites and Control of Development Act 1960
- Model Standards 1983 (Permit Conditions Touring Caravans / Tents)
- The Health and Safety at Work etc. Act 1974

Public Protection
Unit:

Not received

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Footpaths Unit: Not received

Biodiversity Unit: Comments 28/11/2019

I am satisfied with the preliminary ecological report. My only concern is that the ancient wood directly behind the shed will not be lighted. As the email states, this can be controlled with a condition

Trees Unit: Comments 05/12/2019

I am still of the view that arboriculture supervision is required on the work that is occurring in relation to section 5 of the report, namely the Construction Exclusion Zone and the procedure outlined in the Tree Protection Method Statement attached to the report has to be followed.

In my previous comments I noted that the report identified that RPZ T23 would be cut through, and there was a discussion regarding the impact. Although there is a right from a previous application to cut the tree, this has not happened. The amenity value of the tree is important for the site and work needs to be done to retain it. Therefore, it is essential that the mitigation measures outlined in the report - Sec 8:3 are followed, in the hope that this will enable the tree to be retained.

Conservation Officer: The site is located within the Portmeirion Conservation Area, Scheduled Historic Park and Garden designation and several listed buildings surround the site. In this case, it is considered that the site is far enough away from any listed building so as it is unlikely to have any impact on the setting, and also it is considered that there would be no impact on the setting and character of the Conservation Area as the proposal would be within a wooded and hidden area in the context of the Portmeirion site as a whole. There is no objection to this proposal.

Welsh Historic Gardens Trust: Comments 17.10.2019

On behalf of the Welsh Historic Gardens Trust I would like to reiterate our objections to the development of part of the car park at Portmeirion, revised planning application C18/1183/08/LL. This application for a camping area with service buildings is inappropriately close to the listed garden of Portmeirion and will erode

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the atmosphere of the village, increasing the noise levels in the closed hours and putting pressure on the fragile wilder area of the gardens. The alterations included in this application do not change our objections to the development.

At peak times and during events the car park is already overflowing with, in the case of the recent craft fair, cars queued back to the main road. Reducing the space can only compound this problem.

It would be much more appropriate to site this facility further away from the gardens and closer to Penrhyndeudraeth.

Gwynedd
Archaeological
Planning Service :

Not received

CADW:

Comments 19.09.2019

Having carefully considered the information provided with this planning application we have no objections to the proposed development. Our assessment of the application is given below.

This application is to create a campsite to site 23 motor homes together with alterations to services building previously approved under C17/0116/08/LL together with associated landscaping works at Portmeirion. The current proposal is a revised scheme to a previously submitted application for the creation of a campsite for 20 motor homes and service building.

The supporting Planning Statement by Cadnant Planning refers to a previously consented application for a services building C17/0116/08/LL. It appears that Cadw did not receive consultation on planning application C17/0116/08/LL.

The current proposal is for the creation of 23 campervan pitches, amendments to the service maintenance building to accommodate toilets, showers and washing facilities for the pitches, and new landscaping and planting. The previously submitted scheme included the construction of a separate toilet, shower and laundry building but the current scheme houses these facilities within an existing services building. This reduces the amount of new built development within the setting of the registered park and garden and therefore in our view is an improvement to the previously submitted scheme. It is proposed to locate three additional campervan pitches in the location of the previously proposed shower and laundry building. The proposals include a considerable amount of tree, shrub and ornamental planting within the

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development to soften the impact of the proposed campervan site and screen it from surrounding areas.

Therefore in our view, the proposed development is unlikely to have a significant impact on the setting of the registered historic park and garden at Portmeirion. As stated in our comments on the previous consultation, we encourage the production of a Conservation Management Plan for Portmeirion as advised in the offsetting measures of supporting document, Heritage Impact Assessment by Kirsty Henderson Conservation.

Drainage Unit: Comments 16/09/2019

Since the 7th of January 2019, sustainable drainage systems (SuDS) will be required to control surface water for every new development of more than one dwelling or where the building area with drainage implications is 100m² or more.

Drainage systems have to be developed and constructed in accordance with the statutory standards for sustainable drainage published by Welsh Ministers.

These systems have to be approved by Gwynedd Council in its role as an SuDS Approval Body (CCS) prior to the commencement of the building work.

Since a new planning application has been submitted and due to the size and nature of the development, it is likely that an application will need to be provided to the SuDS Approval Body for approval before construction work commences.

The plans submitted with the application show that the developer intends to control surface water through infiltration, however, until an application is made to the SuDS approval body, there is no assurance that the site plan would enable compliance with the full suite of national SuDS standards.

Public Consultation: A notice was posted on site and in the local paper and nearby residents were informed. The advertising period has elapsed and at the time of writing the report the following observations objecting to the application had been received.

- Noise impact
- Visual impact

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5. Assessment of material planning considerations:

The principle of the development

- 5.1 The Village of Portmeirion is an important site in terms of its cultural, economic, historic, heritage and environmental features and has parts which are sensitive in terms of these different aspects. The site is extensive and includes a number of different existing developments including buildings and open spaces, woodlands and picturesque structures; and it is inevitable that developing parts of the site can affect other parts with the potential of impacting the value of the site in its entirety. Whilst there is clear support for general plans in order to improve, expand and strengthen the business, and the Local Planning Authority certainly recognises the importance of the site in terms of benefit for the local area as well as its cultural importance, it is essential that any plans conform to current local and national development policies.
- 5.2 The existing site forms part of the established car park used by visitors to the village, together with a car park to the rear that has been used recently by staff. The area surrounding the site has recently been used to store containers etc.; and there is extant planning permission to erect a 999 square metre building for the nearby village's maintenance services under ref. C17/0116/08/LL. The application now includes this building with modifications to be included as part of the camping site development, together with providing 23 camping pitches within the boundaries of the car park, as well as providing underground electricity to each pitch and associated landscaping work.
- 5.3 It is noted that the majority of the application site (including the proposed services building) is on the site of an existing car park, which has been covered with hard standing of slate waste, with rows of trees between the rows of parking spaces and surrounded by groups of trees. The information submitted as part of the application confirms that there is an intention to install a slate floor on the access roads between the camping pitches and a Geocell system with a grass covering on the pitches themselves, and Geocell on the multi-use areas.
- 5.4 In addition to national and local policies relating to site sensitivity (which will be discussed later in this report), policy TWR 5 of the Local Development Plan considers the principle of the proposal. The policy notes that it is possible to consider approving applications for new touring sites provided the proposal complies with the criteria as noted in the policy. Those criteria are as follows:
1. That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape;
 2. Avoids too many hard standing areas;
 3. Its physical connection with the ground is limited and can be moved from the site during the closed season;
 4. Any associated facilities, if possible, should be located in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be clearly shown, and they must be commensurate to the scale of the development.
 5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

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6. The development's occupancy is restricted to holiday use only.
 7. That the site is used for touring purposes only and that any units are removed from the site during periods when not in use.
- 5.5 In the context of the first criterion, the impact the proposal would have on the natural landscape must be considered and specifically as a result of its location within the sensitive designations noted above. The layout of the site as well as appropriate screening are important considerations when considering this application in the context of Policy TWR 5 and policy PCYFF 4: Design and Landscaping Based on the proposal before you, its location within the site, its current use as a car park and the existing buildings and those that have received planning permission surrounding the site, it is considered that the site is unobtrusive, with existing natural and built landscaping and that it is possible to landscape it sufficiently and acceptably to ensure that it does not cause significant harm to the visual quality of the landscape.
- 5.6 The Licensing Officer has confirmed that the development can comply with the licence requirements for a touring site, and the provision of toilets etc. is sufficient.
- 5.7 It is noted that the site is located close to the existing biomass building, Portmeirion visitors parking provision together with a services building for the Portmeirion site which has not been built and has now been included in the application before you. It is noted that there are opportunities for situations where these uses will conflict with the camping use (e.g. HGV lorries delivering to the Biomass building and deliveries to the services building). The services building is included within the application before you now in order to change its internal design and external openings to reduce any possible conflict; and since Portmeirion own the land and is responsible for all movements and activities around the site, the responsibility of dealing with any conflict will fall on the applicant
- 5.8 On this basis, therefore, it is considered that the proposal complies with the requirements of criterion 1 of TWR 5 and policy PCYFF 4 of the LDP.
- 5.9 The second criterion specifically states that proposals should avoid excessive areas of hard standing. In this case the majority of the site is currently covered with hard standing, and the proposal adds Geocell areas and grass within the site that will improve the current situation in terms of hard standing. On this basis, it is considered that the proposal complies with criterion 2 of policy TWR 5 in this case.
- 5.10 Criteria 3, 6 and 7 are associated with ensuring that only touring units would be used on the site for holiday use only and to ensure that units would be moved from the site when they are not used and during the closed season. It is noted that before you is an application for touring units, and to this end it is required that travel sites restrict the period the site is in use to between March 1 and October 31 of the same year; therefore, any planning consent would be subject to a condition to this end. In addition, the entire site is located within a Special Landscape Area and criterion 1 of policy TWR 3 states: Proposals for the development of new static caravans, holiday chalet sites or permanent alternative camping accommodation will be refused within Special Landscape Areas. It is therefore considered that the proposal, with a period restriction condition, would comply with criteria 3, 6 and 7.
- 5.11 By now the proposal entails the provision of toilet, shower and reception facilities etc. within the services building that was originally permitted under C17/0116/08/LL, and the proposal before you provides an amended floor plan and openings for this building in order to provide the facilities. Criterion 4 notes that any associated facilities, if

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possible, should be located in an existing building or as an extension to existing facilities, and it is considered that this has been achieved in this case and therefore the proposal complies with the requirements of criterion 4.

- 5.12 The proposal is located on a site where a private road network already exists, and is unlikely to have a substantial impact on this network; therefore, it is considered that the proposal complies with the requirements of criterion number 5.

Landscape

- 5.13 The site is partially located within the Portmeirion Grade II* Listed Park and Garden, and is partially within its setting. The site also lies within the Conservation Area and Landscape of Outstanding Historic Interest and a Special Landscape Area. The Welsh Historic Gardens Trust and the Gwynedd Archaeological Planning Service express grave concerns about the proposal and its impact on the Listed Park and Garden and its setting and the historic environment.
- 5.14 The proposal would entail the loss of some parking spaces for visitors and staff. It is noted that an additional car park has recently been created, north of the existing car park, and although the development has been undertaken without planning permission initially, planning permission was approved under C18/0525/08/LL for an extension to the car park and it is considered that this would be sufficient to compensate for general loss of parking. It is noted that there are specific times when Portmeirion hosts occasional seasonal events that mean there is huge pressure on parking within the site, however, it is noted that these are occasional and it is considered that this in itself would not have a detrimental impact on the landscape.
- 5.15 Policy AMG 2: Special Landscape Areas, confirms that when considering a proposal within Special Landscape Areas (SLA), there will be a need to give appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. It proceeds to note that the proposal should give due attention to the relevant 'Statement of Value and Significance' and, where appropriate, a Landscape and Visual Impact Assessment will be required to be able to consider the development's impact on the designated area. Bearing in mind the observations of the Welsh Historic Gardens Trust, CADW and that the quality of the land surrounding Portmeirion scores as 'Outstanding' in terms of the LANDMAP Visual and Sensory Element, it is considered entirely reasonable to expect a Landscape and Visual Impact Assessment to be carried out for the proposal in question. An assessment has been received and it is considered that in terms of location, scale, landscaping and relevant conditions attached to any planning permission would ensure its seasonal use would safeguard the landscape, and that the proposal therefore complies with the requirements of policy AMG 2 of the LDP.
- 5.16 Policy AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape, ensures that developments that would substantially affect the landscape character, as defined by Landscape Character Areas included in the Landscape Strategy, would indicate how the landscape character has influenced the design, size, nature and the process of selecting the site of the development. The application site is within Area number 9 Porthmadog and material planning matters include tourism impact, noting that any new development involved with tourism should be considered in relation to the wider visual impact on the landscape as well as specific impacts locally; the scale of developments should reflect the form and scale of the local landscape; and landscape treatment should reflect existing vegetation pattern in the area by noting that special care should be taken when selecting and using species, and

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perhaps the appearance of the proposal would improve by changing the location and planning details, instead of extensively new planting. In the same manner, on the grounds of the proposal before you, the assessments that have been received, and the planning conditions that would ensure suitable landscaping and seasonal use of the site, it is considered that the proposal complies with the requirements of policy AMG 3 of the LDP and criterion 1 of Policy PCYFF 4.

- 5.17 Policy PS20: Protecting and where appropriate enhancing heritage assets, in relation to policy AT1: Conservation Areas, world heritage sites and landscapes, registered historic parks and gardens, ensure that proposals protect, and where appropriate, enhance the relevant heritage assets by giving appropriate consideration to the character of the Conservation Area and the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. The policy confirms that a Heritage Impact Assessment will need to be submitted where appropriate, and paragraph 6.5.39 goes on to state that the Assessment will be required for developments within the setting of Conservation Areas and a registered Park or Garden. An assessment has been received and CADW and the Conservation Officer have confirmed that there is no specific objection to the proposal before you, therefore, it is considered that the proposal complies with the requirements of policies PS20 and AT1 of the LDP.

Visual amenities

- 5.18 Visual matters of the site in its entirety have been discussed above, and as already noted, the site is located on a sensitive site in the village of Portmeirion. By now the proposal includes the services building permitted under C17/0116/08/LL, and the proposal has amended internal and external alterations to the building in order to include it as part of the camping site development. This building will remain at the same site and its general design is the same as what has already been approved. The alterations to the openings and the internal floor plan are minor considering what has been previously approved. Based on this, it is considered that the proposal is acceptable in terms of its visual impact and complies with the requirements of policies PCYFF 2, 3 and 4 of the Local Development Plan.

Transport and access matters

- 5.19 Policy TRA 4 of the Local Development Plan assesses proposals in terms of the impact on road safety. A private road network leads from the site to the highway in Minffordd. The Transportation Unit has confirmed that varied traffic flows already use the road network and that it would be unlikely to have a substantial detrimental impact.
- 5.20 On this basis, it is considered that the proposal is acceptable in terms of road safety, and complies with the requirements of policy TRA 4.

Trees and Biodiversity

- 5.21 The site is located within a Conservation Area, and there are many trees on and surrounding the application site. The information submitted as part of the application confirms that there is an intention to undertake work to some trees and to cut others. It is noted that planning permission C17/0116/08/LL for the services building also includes undertaking work to and cutting trees, however, any planning permission approved here would supersede any previous permission.
- 5.22 Permission C17/0116/08/LL specifically means cutting trees and the provision of a hard standing yard / turning area in an area situated south east of the services building,

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and forms part of the camping site by now. The application to hand entails retaining these trees and landscaping the area. Concerns have been raised regarding the suitability of the proposed work within the tree roots conservation area, and the impact of the proposed work on the future of the trees; however, in considering that a previous permission was approved to fell them completely, it is considered that the situation proposed as part of this current application is an improvement in terms of retaining trees and landscaping.

- 5.23 The initial report regarding the suitability of the trees for bats has been submitted as part of the application, and its contents is acceptable in terms of tree work and lighting proposed as part of the development.
- 5.24 It is noted that the Biodiversity Unit have proposed conditions to ensure that the development is completed in accordance with the requirements of the specific assessments and additional lighting. Based on the submitted information and subject to specific conditions, it is considered that the proposal complies with the requirements of policies PS19 and AT 1 of the LDP.

Language Matters

- 5.25 Policy PS1 of the LDP promotes and supports the use of the Welsh language in the Plan area and this will be achieved by asking for a Welsh Language Statement for specific developments. The development before you does not fall within any of the criteria and this means that a Welsh language statement does not have to be provided for the development. On this basis, it is considered that the proposal complies with the requirements of policy PS1 and Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities.

Economy Matters

- 5.26 The Village of Portmeirion is an important site and contributes significantly to the local area's economy. The site is extensive and includes a number of different existing developments which comprise buildings and open spaces, woodlands and stunning structures; and it is considered that the proposal before you would support what is already available. Policy PS14 The Visitor Economy, supports the development of a tourist industry that will contribute towards the local economy and there is clear support for general schemes to enhance, extend and strengthen business. The Local Planning Authority recognises the importance of the site and the proposal before you in terms of benefit for the local area as well as its cultural importance, and to this end it is considered that the proposal complies with the requirements of policy PS14 of the LDP.

Response to the public consultation

- 5.27 The following comments were received as a result of the public consultation:
- Noise Impact
 - Visual Impact
- 5.28 The observations from a neighbour of the site, refer specifically to the additional noise and visual impact that will derive from the development as a result of more intensive use of the site compared to its existing use as a car park. The neighbour suggests that it would be possible to mitigate these impacts by significant and suitable landscaping between his property and the application site.

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5.29 The Portmeirion site is not subject to opening and closing hours that stem from any planning permission, and although the site is currently run to general opening and closing hours 9:30am until 7:30pm daily, with restaurants open until 9pm with holiday accommodation, rooms and the hotel within Portmeirion open throughout the year; extending these hours would not be subject to a planning application. It is therefore likely that the car park currently has varied use throughout the year from hotel guests and restaurant users until late at night, and it is considered that the proposal before you would not have a detrimental or significant additional effect on the neighbour compared to the current situation.

5.30 It is noted that the neighbour has also referred to the impact of noise and nuisance due to late night events e.g. barbecue, fires etc. This type of activity is typical of camping sites, however, it is considered that the distance between the site and the neighbour's property, together with the buildings and the car park and existing landscaping between them as well as the landscaping scheme to be agreed will mitigate any significant impact.

5.31 In the same manner, based on current use of the site as a car park, the distance between the site and residential property and the buildings and existing landscaping on the site together with the landscaping scheme to be agreed and a seasonal condition for the camping site, it is considered that it would be unlikely to have a detrimental visual impact any more than currently exists.

6. Conclusions:

6.1 Having considered the above and all material planning matters fully including local and national policies and guidance, it is deemed that this proposal is acceptable and complies with the requirements of the relevant policies as noted above.

7. Recommendation:

7.1 To approve – conditions

1. Five years
2. In accordance with the plans, tree report and bat report
3. Holiday Units Condition
4. Seasonal condition March to October
5. Landscaping scheme
6. Lighting scheme
7. Use of building in accordance with the floor plan
8. Construction hours 8-6 Monday to Friday and 8-11 Saturday
9. Litter storage to be operational prior to using the camping site
10. Toilet facilities etc, to be operational prior to using the camping site
11. Tree work
12. Agree on work step by step in advance.